



Sean Rogan
Executive Director

**HOUSING AUTHORITY
of the County of Los Angeles**

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Commissioners

ADOPTED

BOARD OF COMMISSIONERS
HOUSING AUTHORITY

May 11, 2010

The Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

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MAY 11, 2010

SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Commissioners:

**ADOPT A RESOLUTION ACCEPTING THE VOLUNTARY TRANSFER OF HOUSING CHOICE
VOUCHERS FROM THE HOUSING AUTHORITY OF THE CITY OF LAWDALE TO THE
HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
(ALL DISTRICTS) (3 VOTES)**

SUBJECT

This letter recommends approval of the voluntary transfer of Section 8 Housing Choice Vouchers from the Housing Authority of the City of Lawndale (Lawndale) to the Housing Authority of the County of Los Angeles (HACoLA).

IT IS RECOMMENDED THAT YOUR BOARD:

1. Adopt and instruct the Chair to sign a resolution indicating agreement to the proposed voluntary transfer of Section 8 Housing Choice Vouchers and corresponding budget authority from Lawndale to HACoLA; and authorize the Executive Director to submit the resolution and all related documents to the U.S. Department of Housing and Urban Development (HUD).
2. Find that the transfer of Section 8 Housing Choice Vouchers is not subject to the provisions of the California Environment Quality Act (CEQA) because the action is not defined as a project under CEQA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to transfer Lawndale Section 8 Housing Choice Vouchers and Section 8 Annual Contributions Contract (ACC) budget authority to HACoLA. This will provide HACoLA with 212 additional Section 8 Housing Choice Vouchers, which can be used anywhere within HACoLA's

jurisdiction, including the City of Lawndale.

FISCAL IMPACT/FINANCING

There is no fiscal impact on the County general fund. Upon approval of the voucher transfer, HACoLA will receive 212 additional vouchers, which will equate to approximately \$180,111 in administrative fees and \$1,597,245 in Housing Assistance Payments annually for the Section 8 Tenant-Based Program.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In 1986, your Board authorized the execution of an Administration Agreement between the HACoLA and Lawndale whereupon HACoLA has acted as an agent of Lawndale for the Section 8 Housing Choice Voucher Program, providing direct tenant services, including applicant selection, housing inspections, and tenant certifications. HACoLA is responsible for the issuance of housing assistance payment checks to landlords, program reporting, monitoring, and technical assistance. HACoLA also prepares annual Agency and Administrative Plans on behalf of Lawndale for submission to HUD.

The Administration Agreement provides HACoLA with full administrative and operating responsibilities, including the receipt and disbursement of all program funds due under the Lawndale ACC. A joint bank account has been established between Lawndale and HACoLA for the receipt and disbursement of all program funds, including the payment of any preliminary and administrative fees to the HACoLA that are due under the ACC.

In recent years, HACoLA has found that it is no longer able to administer the Housing Choice Voucher Program on behalf of Lawndale in exchange for Lawndale's Administrative Fee compensation under its ACC with HUD. Furthermore, the administrative burden caused by the administrative agreement has made the management and operation of both HACoLA's and Lawndale's Housing Choice Voucher programs a difficult challenge.

Lawndale has agreed to voluntarily transfer its vouchers and corresponding budget authority to HACoLA. On April 5, 2010, Lawndale's governing body adopted a resolution agreeing to the proposed transfer.

Upon adoption of the attached resolution, HACoLA will request that HUD consider the transfer of budget authority and corresponding vouchers for the Section 8 Housing Choice Voucher program from the Lawndale ACC to the HACoLA Consolidated ACC. As part of the application process, HUD requires the approved resolution and at least 90 days notice before the requested effective date of the transfer.

On April 28, 2010, the Housing Commission recommended approval of the proposed transfer.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because it involves administrative action that will not have a physical impact on or result in any physical changes to the environment. The

action is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of this action will allow HACoLA to receive 212 additional vouchers, which will equate to approximately \$180,111 in administrative fees and \$1,597,245 in Housing Assistance Payments annually for the Section 8 Tenant-Based Program. After the transfer is complete, the Lawndale waiting list will be merged with the HACoLA waiting list using the applicant's original registration date. Additionally, HACoLA staff will no longer have to prepare separate Agency and Administrative Plans for Lawndale, reducing the total workload associated with administering these vouchers.

HUD will complete the transfer of all Family Reports (form HUD-50058), so all affected families will be recorded under HACoLA.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN
Executive Director

SR:dz

Enclosures

RESOLUTION AGREEING TO THE VOLUNTARY TRANSFER OF HOUSING CHOICE
VOUCHERS FROM THE CITY OF LAWNDALe HOUSING AUTHORITY TO THE
HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

WHEREAS, as a Public Housing Agency, the City of Lawndale Housing Authority (Lawndale) receives an allocation of Housing Choice Vouchers issued by the United States Department of Housing and Urban Development (HUD);

WHEREAS, since 1986, the Housing Authority of the County of Los Angeles (HACoLA) has been operating the Section 8 Housing Choice Voucher program (the "Program") on behalf of Lawndale;

WHEREAS, Lawndale and HACoLA opened a joint depository account for the receipt and disbursement of all Program funds and for the payment of preliminary and administrative fees to HACoLA which are allocated to Lawndale under its Annual Contributions Contract (ACC) with HUD;

WHEREAS, HACoLA is no longer able to administer the Program on behalf of Lawndale in exchange for Lawndale's Administrative Fee compensation under its ACC with HUD;

WHEREAS, HUD has issued policies (Notice PIH 2007-6 and PIH 2008-19), which outline the process by which a Public Housing Agency may voluntarily transfer its Housing Choice vouchers and corresponding budget authority to another Public Housing Agency; and

WHEREAS, on April 5, 2010, Lawndale's governing body has adopted a Resolution agreeing to the proposed voluntary transfer of the Program vouchers and corresponding budget authority to HACoLA.

NOW, THEREFORE, the Board of Commissioners of the Housing Authority of the County of Los Angeles hereby resolves as follows:

1. HACoLA hereby agrees to the proposed voluntary transfer of Housing Choice vouchers and corresponding budget authority from Lawndale, contingent upon approval of the transfer from the HUD.
2. The Executive Director of HACoLA shall submit a letter to HUD, as required per Notice PIH 2007-6 and PIH 2008-19, requesting that the transfer be approved by HUD.
3. As per Notice PIH 2007-6 and PIH 2008-19, the effective date of the transfer will be a minimum of 90 days after the submittal of the letter and the approved resolution to HUD.

APPROVED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles on this 11th day of May, 2010.

ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk of the
Board of Commissioners

By: Lachelle Smitherman
Deputy

By: Glenn Thoburn
Chair, Board of Commissioners

APPROVED AS TO FORM:
ANDREA SHERIDAN ORDIN
County Counsel

By: [Signature]
Deputy

